

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Mr G Murphy

Address

Address to:-

Planning Officer, Local Plan, Planning, Policy and Programmes, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

The following statements are just a "short version" of my objections and concerns and more evidence can be found in the Burtonwood and Collins Green Action Group's file.

You cannot fail to see the open countryside and the Beauty all around you in Burtonwood and Collins Green. Feel the benefit of the fresh air and appreciate the value of a slow paced village life and tight community. All of that is under threat from a proposed development set to go ahead in 2020. Further developments are being proposed that could see our beautiful rural village evolve into an urban town. Below are some objections to the plan.

(1) CONSULTATION

The proposals for the development are vague and unclear. Many residents didn't get letters and those that did were not addressed by name. The venue for the consultation was not accessible to all and the means to complain long winded and complicated. Communication and information is lacking and appears to be mainly online based, not everyone is online. Developers and planners have access to consultants and resources, we don't. It is a highly unequal and undemocratic process. The council have a duty of care to liaise with neighbouring authorities to determine overall effects of congestion and road safety. There is little evidence of this having happened.

(2) INFRASTRUCTURE

Both hard infrastructure roads, bridges, railways etc and soft infrastructure- health, doctors, dentists, social services, education, parks and recreational facilities, law enforcement, emergency services and mental health will be affected by this and further proposed developments. Burtonwood and Collins Green do not have the infrastructure to support this development. Northern trust have said that if only 150 houses are approved the figure will be 'too limited to viably deliver the housing, open space, and, specific support for expansion of primary school facilities and primary care' In other words, no contribution to changing infrastructure unless more houses are approved. Which means longer waits for doctors, dentists, community nurse, counselling etc. School places in catchment areas no longer guaranteed.

(3) GREENBELT OVER BROWNFIELDS

The release of greenbelt has not been adequately justified and the reasoning for not using brownfields is unacceptable. The council should be forcing development on brownfields or previously developed land before any greenbelt is released. The plan involves loss of versatile agricultural land which leads to loss of income for tenant farmers. The plan relies too heavily on representations and assurances from land owners and developers.

(4) ENVIRONMENTAL—TRAFFIC— AIR POLLUTION

There appears to have been no assessment of traffic movement on Green Lane-Phipps Lane over a sustained period of time. The proposed entrance to the new development will be on Green Lane. Green lane is already critical for residents, children and parents on their way too and from school. With 160 houses comes approx. 320 more cars on the road at peak times. Couple this with other local developments and this is a recipe for

gridlock on our roads. Our children will be walking and cycling amongst this traffic which is not only physically dangerous but also has serious health connotations.

Warrington has one of the most congested road networks in the country. Air pollution in Warrington is already amongst the worst in the UK. The proposed access point to the new development is on green Lane opposite Burtonwood County Primary School. The increase in traffic on the lane will be immense. The pollutants in the air around our children and entering their lungs will massively increase. Children are more susceptible to pollutants than adults and exposure could cause or exacerbate ailments such as asthma and COPD. Adults are more susceptible to heart and lung disease and respiratory conditions such as emphysema.

(5) LOSS OF WILDLIFE HABITATS

Drastic loss of wildlife habitat (frogs, newts, toads, bats, woodpeckers, sparrows, starlings blue tits, foxes, rabbits and hares etc) is being treated like it doesn't matter. Britain has already lost half its wildlife, wildlife adds value and natural beauty to our environment and provides respite from everyday stresses. This development will decimate the local wildlife we love to watch.

I object to the proposed development plan on points 1, 2, 3, 4 + 5.

Additional Comments

Infrastructure: Burtonwood is decades behind Warrington. Our electricity supply is barely fit for purpose now. An extra 100 dwellings ~~with~~ will push it over the edge completely and send Burtonwood back to the dark ages. All our cables date back to the 1930s and 40s. Who is going to upgrade our supply? Will it be done BEFORE the development goes ahead? Sort out the road network around Warrington BEFORE building thousands of new homes!!!
INFRASTRUCTURE FIRST! DEVELOPMENTS SECOND! ALWAYS!

I agree to the above statements and reflect my views and those as coordinated at our local meetings that formulate our objections as to the proposed building plan.

Signature: [Redacted]
Date: [Redacted]
Telephone: [Redacted]

Response 114

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Ged Murphy

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
10.5.1 "Land will be removed from the Green Belt and allocated for residential development for a minimum of 160 houses". What number of houses will be built? Minimum 160. Maximum??? Why is there no maximum figure in this document? Are you disclosing all the information relevant to this development? 10.5.3 "The site only makes a moderate contribution to the objectives of the Green Belt". What rubbish. Green Belt land is precious and should be protected at all costs. Brownfield sites are available throughout Warrington and should be developed before touching any Green Belt land. Burtonwood has a brownfield site 2019/34399 the former Elm Tree/ Bridge Inn land. The pubs were demolished 5 years ago and the site remains derelict and an eyesore. Getting planning permission for this plot of land has been a nightmare for the developer. Maybe because the proposal is for only 10 dwellings and the Local Plan 2019 is looking at the bigger picture - 160 dwellings. 10.5.6 "This site is to be delivered in the early part of the plan period". Obviously this means within the next 5 years and before developing brownfield sites. Building on Green Belt land when there are brownfield sites available is totally unacceptable.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Sound? No. Justified? No. Green Belt land should be preserved intact for future generations. Urban and rural brownfield sites should always be the first option for development land regardless of the need to clean and decontaminate them.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The council will have met the legal requirements of this document before publishing it.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
Would be interesting to hear what is being said regarding the future of my village.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

Utilities and environmental protection. Our electricity network is not up to the job of servicing a minimum of another 160 homes. Who will foot the bill for the necessary upgrade? When will work on the upgrade commence? Our broadband is rubbish. Another 160 dwellings will make it worse. Has a percolation test been done on the proposed site? What are the findings? Where are they published? Where will the surface water drain to? Not Phipps Lane I hope where there has always been a problem with flooding on the blind bend close to the junction with Green Lane.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

A development of this size is not justified on Green Belt land in a rural village. Especially as the essential electrical infrastructure is not up to the job of servicing the current population.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

All legal compliance will have been done before this document was published.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
I am interested to hear what is going on.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Response 171

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Gerard Murphy

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:
Is it legal and justified that the Local Plan 2019 does not include figures for developments of less than 250 dwellings that have recently been granted planning permission? Or are currently going through the planning process. There are 2 such developments in Burtonwood. The first on The Chapel House car park has been granted permission within the last 18 months and the other the former Elm Tree/Bridge Inn plot is still in the planning process. These developments have not been mentioned in the Local Plan 2019 figures. Why have Warrington residents been kept in the dark regarding the actual amount of dwellings that will be built in the next 20 years?

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Keeping the public in the dark regarding the actual amount of developments that will be constructed over the next 20 years in my opinion is illegal, irresponsible and unjustified. As residents within the Borough of Warrington we have a right to know all the facts.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Local Plan should include ALL relevant information. Leaving out important information is devious and unjustified, therefore unsound.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
The person or persons responsible for omitting the true development figures should be held to account in a public forum.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)